

SHERIFF'S SALE

Wednesday, June 12th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1497 AND CIVIL WRIT NO. 2018CV1497 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

PARCEL NO. 1

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Catawissa, Columbia county, Pennsylvania, bounded and described as follows:

BEGINNING at the Rebecca K, Cornelison; thence along the northerly line of said Walnut Street, fifty-nine (59) degrees forty-five (45) minutes west, a distance eighty-five (85) feet to an iron pin corner in the easterly line of a twenty (20) foot alley, thence along the easterly line of said alley, north thirty (30) degrees fifteen (15) minutes east, a distance of fifty (50) feet to line of land now or formerly of Deryl Huber and an iron pin corner, thence along the line of now or formerly of said Deryl Huber, south fifty-nine (59) degrees fifty-five (45) minutes east, a distance of eighty-five (85) feet to an iron pin corner in line of land now or formerly of Rebecca K Cornelison; thence along the line of land now or formerly of the said Cornelison, south thirty (30) degrees fifteen (15) minutes west, a distance of fifty (50) feet to an iron pin corner in the northerly line of Walnut Street aforesaid, the place of beginning.

PARCEL NO.2

ALL THAT CERTAIN piece and parcel of land situate in Catawissa Borough Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner set in the northeasterly line of Walnut Street in said Borough of Catawissa, it being the southwesterly corner of other land now or formerly of Harold C. Cornelison and wife; thence running along the line of other land now or formerly of Cornelison and wife, north thirty (30) degrees fifteen (15) minutes east, fifty (50) feet east to an iron pin corner set in line of land now or formerly of Dewl Huber, thence along the line of land now or formerly of said Huber, south fifty-nine (59) degrees forty-five (45) minutes east, ten (10) feet to a corner set in line of other land now or formerly of said Robert D. Berninger, et al.; thence along the line of other land now or formerly of Robert D. Berninger, et al, south thirty (30) degrees fifteen (15) west, fifty (50) feet to a corner set in the northeasterly line of Walnut Street aforesaid thence along the line of Walnut Street, north fifty-nine (59) degrees (45) minutes west ten (10) feet to an pin corner, the place of beginning.

WHEREON is erected a dwelling municipally numbered 321 Walnut Street, Catawissa, Columbia County, Pennsylvania.

BEING further identified as Tax Parcel identification Number 08 02 07000000.

BEING the same premises which Michael A. Drumheller, by Deed dated August 7, 2015 and recorded August 11 , 2015 in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, as Instrument Number 201506456, granted and conveyed unto CRT Enterprises, LLC, Grantor herein.

BEING KNOWN AS: 321 WALNUT STREET CATAWISSA, PA 17820

PROPERTY ID: 08-02070

TITLE TO SAID PREMISIS IS VESTED IN BRIANNE HEINEMAN, BY DEED FROM CRT ENTERPRISE, LLC, DATED JULY 15, 2016 RECORDED JULY 19, 2016 INSTRUMENT NO. 201605512

TO BE SOLD AS PROPERTY OF: BRIANNE HEINEMAN

PROPERTY ADDRESS: 321 WALNUT STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02070

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check, or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check, or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
RAS Citron, LLC.
133 GAITHER DRIVE
MOUNT LAUREL, NJ 08054

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>